

CHRISTOPHER HODGSON



Chestfield, Whitstable

£500,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

131 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3LS

A spacious detached bungalow occupying a generous plot and ideally positioned for access to Whitstable (2.4 miles) and Canterbury (5.5 miles) as well as being within close proximity to Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (1 mile).

The comfortably proportioned accommodation is arranged to provide an entrance porch, an entrance hall, a kitchen overlooking the garden, a sitting room with doors

leading to a conservatory, three generous bedrooms (two with fitted wardrobes), and a bathroom.

The thoughtfully landscaped and well-maintained rear garden enjoys a south-easterly aspect and extends to 103ft (31.39m). To the front of the bungalow, there is a generous driveway providing off-street parking for a number of vehicles and access to a detached garage.



LOCATION

Chestfield Road is a sought after position within this favoured village, which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (5.7 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

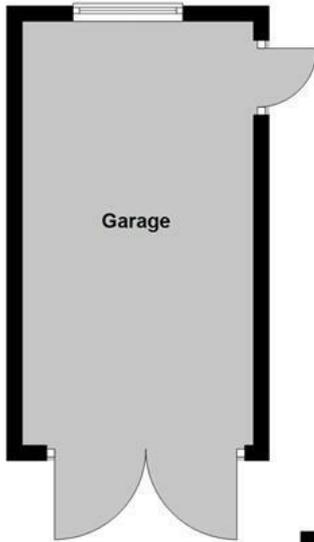
The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Porch
- Entrance Hall
- Sitting Room 15'11" x 13'0" (4.85m x 3.95m)
- Kitchen 12'2" x 8'11" (3.70m x 2.72m)
- Bedroom 1 11'4" x 11'0" (3.45m x 3.35m)
- Bedroom 2 11'0" x 9'11" (3.35m x 3.02m)
- Bedroom 3 12'2" x 7'10" (3.70m x 2.40m)
- Conservatory 12' x 9'10" (3.66m x 3.00m)
- Bathroom

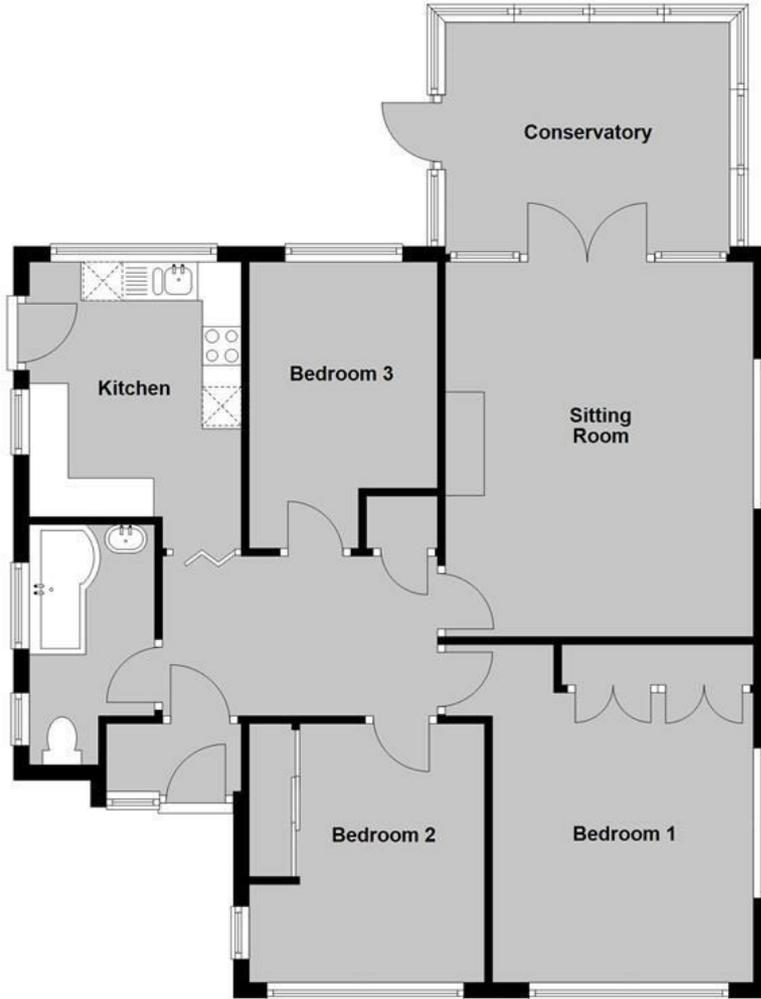
OUTSIDE

- Garden 103' x 45" (31.39m x 13.72m)
- Detached Garage 18' x 9'9" (5.49m x 2.97m)





Ground Floor
 Main area: approx. 90.7 sq. metres (976.3 sq. feet)
 Plus garages, approx. 16.3 sq. metres (175.0 sq. feet)



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Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,930.88.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		70
Needs Improvement (Orange)	D	65	
Needs Improvement (Red-Orange)	E		
Needs Improvement (Red)	F		
Very Poor (Dark Red)	G		

England & Wales
 EPC Directive
 2002/91/EC

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